

LAND USE ELEMENT

101. The Land Use Element and the Circulation Element describe the basic framework for the physical development of the Planning Area. The Land Use Element establishes guidelines for the general distribution and extent of the uses of land. The Circulation Element provides for the flow of people and goods within the Planning Area.

102. The basic land use categories dealt with in this element are residential, institutional, commercial/industrial, and public utilities. Each of these land use categories is covered in a section setting forth objectives, principles, standards, and a description. Open space and recreation proposals are dealt with in separate elements. The following sections dealing with land use proposals have been developed based on the following general land use objectives and principles:
GENERAL OBJECTIVE: To provide, amidst open spaces, residential uses and the minimum public and private facilities and services necessary to serve Town residents on a continuing basis. Such facilities and services as are available from sources outside Los Altos Hills should not be duplicated within the Town.
GENERAL PRINCIPLE:

- 103.
1. Uses of land should maintain the rural atmosphere, minimize disturbance to natural terrain, minimize removal of the natural vegetation and create the maximum compatibility of development with the natural environment through site design, architecture and landscaping.
 2. In addition to single-family residences, uses within the Planning Area should include:

103. 2(cont.)
- a. Those uses normally accessory to dwellings in a rural area: small-scale crop and tree farming, keeping of horses and other domestic animals, and other agricultural pursuits that are compatible with residential uses;
 - b. Those private and public park and recreational uses necessary to conveniently serve the residents;
 - c. Those few public and private services and facilities including schools, churches, fire stations, community centers, etc., needed locally to serve Town residents.
3. Large non-residential structures should be subjected to architectural review to insure compatibility with the residential character of the community.

Residential Areas

Objectives:

- 104.
1. To maintain the rural atmosphere associated with established residential areas of the community and to ensure a similar atmosphere in future residential developments.
 2. To assure that all residential development occurs in a manner minimizing disturbance to natural terrain, vegetation and wildlife and maximizing preservation of natural beauty and open space.

Principles:

- 105.
1. Within incorporated Los Altos Hills and its Sphere of Influence dwelling types should be limited to single-family detached residences.
 2. The minimum parcel size should be one acre.
 3. The number of dwelling units permitted should decrease as the steepness of the land increases.
 4. Residential densities should be guided by considerations of topography, vegetative cover and significant physical limit action inherent in the natural environment.

105. (cont.)
5. Steep slopes, canyons, ravines, natural swales and drainage channels, and geologic hazard areas within areas designated for residential development should be left undisturbed and preserved as open space.
 6. Limits on the development of individual residential lots shall be determined based on evaluation of such factors as natural vegetation, topographic characteristics, and soils and geology.
 7. The natural character of the ridges should be preserved to the maximum extent feasible.

Standards:

- 106.
1. Within those areas designated for "very low to low density" residential use, net lot area* should be not less than one acre, 43,560 square feet, per dwelling unit. In addition, the average net lot area for this residential category in subdivisions should increase with an increase in average slope, based on the following slope-density standards:

<u>Average slope of land to be subdivided</u>	<u>Average net lot size</u>
0 – 10% slope	one acre
10 – 50% slope	An increase from one to seven acres, based on the average slope of the land
Over 50% slope	Areas of such average slope should generally not be developed for residential purposes
 2. Within the residential portion of the community, all slopes, canyons, and ravines, generally in excess of 30% slope should be kept free of structures and left in a natural condition with respect to terrain and vegetation. These areas are classified as "open space conservation areas". In open space conservation areas, the intensely private or semi-private recreation uses are appropriate, with drainage and erosion control measures undertaken where necessary.

*Net lot area is the acreage remaining after deductions are made for public or private roads, driveway easements serving more than one lot, and park or any other land dedications.

106. (cont.) 3. Within those areas designated for "Low to medium density" residential use, existing density patterns should be preserved. In addition, the minimum lot area for this residential category in the area immediately adjacent to Los Altos Hills should be no less than one-half acre.

Description:

107. Residential areas of low intensity are the predominate land use proposed in this General Plan. Two categories of residential intensities are indicated on the Plan Diagram: very low to low, and low to medium. The very low to low density residential category, for dwelling units on sites of one acre or more, is applied to areas of existing development on moderately steep to steep topography, slopes ranging generally from five to thirty per cent (5%-30%). Residential areas designated low to medium density for intensities greater than one dwelling unit per acre, are outside the corporate limits of Los Altos Hills and beyond its sphere of influence and reflect existing "flat land" development. More rugged ridge and valley areas to the west and southwest are designated OPEN SPACE PRESERVE, and are not intended primarily for residential use. (See the Open Space Element for further description of this land use category).

108. Superimposed upon the residential land use areas on the Plan Diagram is a symbol representing open space conservation areas. Within these areas special measures should be taken to conserve the cultural quality and avoid environmental problems. Residences should be placed on the more buildable lands and carefully sited so as to preserve existing trees, other vegetation and wildlife habitat areas of critical importance. The Open Space Conservation areas as private permanent open spaces can accommodate a limited variety of recreational uses suited to the natural terrain such as riding and hiking trails, scenic walks, and picnic and informal recreational activities. In many instances, these open spaces would be ideal locations for public trails and paths. In already subdivided areas, programs to assure retention of these open spaces will require the

108. (cont.) interest and cooperation of residents. The value of insuring these open spaces accrues largely to the adjoining property owners.

109. The residential area of very low to low density is divided into six residential units for ease of handling data and descriptive material (See Map following page). The 1970 housing units and the holding capacities of each residential unit are shown in Table 1 below. The building capacity has been estimated by applying slope density standards recommended above to undeveloped lands and taking into consideration existing development. These figures represent projected total holding capacity of Los Altos Hills and its sphere of influence, assuming no further residential development of the area designated as Open Space Preserve. The holding capacity figures range from low to high, depending on the assumed number of persons per housing unit, the low representing 3.4 persons per unit, and the high representing 3.8 persons per unit.

TABLE 1

<u>Residential Unit</u>	<u>1970</u>		<u>Holding Capacity</u>		
	Housing Units	Population	Housing Units	Population Low	Population High
1	150	570	350	1850	2050
2	640	3070	1140	3900	4350
3	280	1070	520	1750	1950
4	60	230	300	950	1100
5	142	540	160	550	600
6	552	2090	1080	3650	4050
TOTAL	1994*	7570*	3750	12,650	14,100

*Includes more than 1973 incorporated area.

110. In the following sections, each residential unit is described separately. The residential proposals are general in nature, and it is anticipated that to ensure that General Plan objectives are attained, each

110. (cont.) future proposal for residential development will require specific analysis. Due to the unique characteristics of the planning area, topographic, geologic and drainage evaluation will be of critical importance, not only for evaluation of specific residential proposals, but for review of all land use proposals.

Residential Unit No. 1

111. This residential unit consists of lands that make up a large portion of the Matadero Creek Basin. The area is bounded by Stanford lands to the north and northwest; the City of Palo Alto to the west; Interstate #280 to the east; and a line formed by parts of Elena and Natoma Roads, Charles Avenue, a portion of Matadero Creek and Altamont Road to the southwest and south. As in the remainder of the community, the character of the topography of this unit is a result of the irregular drainage pattern. Existing development has tended to avoid the more rugged canyons and steep hillsides. In addition, residential areas have developed on long cul-de-sac roads due to topographic limitations and through-road connections.
112. It is proposed that all future residential development be very low to low density, and ravines and canyons associated with Matadero Creek and the Page Mill Road corridor be preserved as open space, with housing units placed on flatter land~ more suitable to development. It is proposed that access also be a key consideration in development, including provision for needed emergency road connections. (See Appendix #1).
113. Large, open and undeveloped parcels along Interstate 280 in this unit provide a particularly important visual identity to Los Altos Hills. These sites should be developed carefully to ensure that their basic visual quality is not destroyed. Portions of these sites may be desirable for public purchase, or preservation through other means.
114. Interstate 280 poses serious noise problems, especially at the interchange with Page Mill Expressway. Measures to reduce the noise impact and to enhance the visual quality of the general vicinity of the interchange are needed. Several large parcels of land in this area

- 114.(cont.) are in the development process and others may be developed in the near future for residential uses. The rugged character of much of the land within this unit, however, may push ultimate development to the relatively distant future. Residential Unit No. 1 is currently developed to approximately one third of its building capacity.

Residential Unit No. 2

115. Residential Unit No. 2 currently has the greatest percentage of existing development in relationship to potential holding capacity, nearly seventy per cent (70%). This Unit is bounded by Palo Alto on the north; Interstate 280 to the west and southwest; Los Altos to the east; and El Monte Avenue to the southeast. As a result of its proximity to adjacent communities~ this Unit is most conveniently served by auxiliary commercial areas and other existing services and facilities.
116. Fremont Hills Subdivision is the largest single development within this unit and accounts for a large portion of the existing population.
117. Development of the remainder of this Unit should be very low to low density and compatible with existing development. Where still possible, stream canyons should be preserved as open space. In addition, emergency road connections are proposed to be completed where necessary. As a result of this Unit's relatively gentle topography and proximity to existing services and facilities, it is assumed that the remaining vacant land will be developed in the relatively near future. Special attention will need to be given to flooding problems between Fremont Road and Manuella Road, and to the need to preserve some parcels of land for open space.

Residential Unit No. 3

118. Residential Unit No. 3 is shown in the very low to low density residential land use category. This Unit is bounded by Elena and Natoma Roads, Charles Avenue, and a portion of Matadero Creek to the north and northwest; Altamont Road to the southwest and south; and Interstate 280 to the northeast. In general, the development of remaining vacant lands within this Unit should be accomplished with relative ease. Some problems, however, will be encountered in dealing with lands adjacent to significant drainage channels, and in development of lands immediately adjacent to Interstate 280.
119. Tributaries of Adobe and Purissima Creeks drain through this Unit into their main stream channels east of the Freeway. Associated with these tributaries are canyons and ravines densely covered with natural vegetation. These areas have been designated Open Space Conservation areas on the Plan Diagram and should be left largely undisturbed when development occurs. This will require carefully designed subdivisions and siting of structures on existing building sites.
120. Noise from Interstate 280 is a significant factor in residential development of parcels adjacent to the freeway. Careful planning will be necessary when these parcels are developed to ensure that new living environments are compatible with the objectives of the General Plan.

Residential Unit No. 4

121. Residential Unit No. 4 is bounded by Altamont Road on the north; the City of Palo Alto to the west and southwest; and Moody Road to the south and southeast. This residential unit includes Byrne preserve, an Open Space Preserve in public ownership. Very low to low density residential use is proposed for this residential unit, due to steepness and irregular character of terrain; however, precise planning, particularly for the area west of Byrne Preserve, is essential.

122. The portion of this Unit west of Byrne Preserve is composed primarily of the area commonly known as the MMCP area. (The term MMCP refers to the area bounded approximately by Moody Road, Moody Court, Central Drive, and Page Mill Road). This area is extremely rugged and has developed with long cul-de-sac roads lacking emergency connection routes. As a result of the complexity of this area, it is proposed that a specific plan be prepared and adopted to deal with its unique problems. The existing MMCP area plan prepared in 1972 but never adopted should be reviewed, modified where necessary, and adopted to serve as a guide for development in the area.
123. Residential development east of Byrne Preserve should be compatible with existing residential use. Development of the steep slopes with extensive natural vegetation cover north of Moody Road should be carefully planned to minimize grading and tree clearance. Specific review will be required to ensure that General Plan objectives are attained.

Residential Unit No. 5

124. Residential Unit No. 5 is shown in the very low to low density residential land use category. Future development should be compatible with existing development. It is anticipated that, in general, remaining development will be accomplished easily. Factors that will require careful analysis at the time of development review are noise from Interstate 280, drainage, particularly as associated with Hale Creek, and emergency road connections, primarily those associated with Hilltop Drive and Dawnridge Road.

Residential Unit No. 6

125. Residential Unit No. 6 is located near the southeast corner of the planning area. This unit is bounded by Moody Road and El Monte Roads to the north and northwest; Interstate 280 to the northeast; lands of the Roman Catholic Church to the east and south; and extends to near Ewing Hill Ridge to the southwest. This Unit is designated for very low to low density residential, and it is anticipated that development of vacant parcels will be consistent with existing development. Canyons and ravines with dense natural vegetative cover should be left open and have been designated Open Space Conservation Areas on the General Plan Diagram. In addition, residential development will require careful planning, including detailed information on geology and drainage, particularly in the Olive Tree Lane area. Emergency road connections are also important in planning for residential development within the area.
126. Geologic analysis will be particularly important in evaluation of subdivision proposals within this Unit. It is anticipated that as more detailed geologic information becomes available, minor modifications to the general boundary between the residential very low to low density use and the open space preserve to the south may be appropriate. It is not anticipated, however, that modification will significantly increase the amount of acreage available for residential use; in fact, new geologic information may well indicate additional geologic hazard areas that should be avoided in development. Modifications that would be deemed appropriate would be those for adjustments to make best use of the geologically stable lands within a particular site proposed for subdivision (any such adjustments that are proposed will have to be evaluated to ensure General Plan objectives are attained). Open Space Conservation Areas, that have been in part defined based on existing

126. (cont.) geologic information, may also be appropriate for similar modification when new, more detailed geologic information becomes available.
127. The Neary Quarry presents significant problems to this area in terms of trucking, noise, dust and aesthetics. The quarry is shown as an open space preserve, an indication that it most likely will only be suitable as open space. Plans would need to be developed to enhance the site.

Other Residential Areas

128. In addition to the six residential units, there are several other residential areas, portions of which are included within the planning area. These areas, although in other jurisdictions, are of direct and immediate concern to the planning area because of common problems relating to drainage, circulation, public facilities, and visual amenities.
129. That portion of Los Altos within the planning area is shown in the low to medium density residential intensity category. This designation is based on existing development and plans of Los Altos. It is proposed that development of existing vacant land immediately adjacent to Los Altos Hills be no more intense than one-half acre per dwelling unit, to help provide a gradual transition between residential intensities, as previously agreed to by the City and the Town.
130. The land use intensities indicated for those portions of Palo Alto and unincorporated lands of Santa Clara County within the planning area reflect existing development and the plans of each of these jurisdictions.

Institutions

Objectives:

- 131 1. To provide for those institutions that are for the use of local residents and of a character in harmony with the residential character of the community.

2. To ensure that institutions are conveniently served by traffic ways and an efficient network of trails and paths.
3. To ensure that institutions will be properly related to adjacent land uses.

Principles:

132.
 1. Space should be provided for only those institutional uses that may be necessary to serve local residents, such as elementary schools, churches, Town governmental buildings, and fire stations.
 2. Major community facilities should be served directly by collector, or where possible, arterial roads. Emphasis should be reasonable convenience. Prime consideration should be compatibility with adjacent land uses and with preserving the rural atmosphere and existing residential character of the Town.
 3. Schools should make recreation areas and facilities available for use during non-school hours.
 4. The Town should work with school districts in design and development of schools to provide for Town needs in re-creation, meetings, etc.
 5. School service areas should be defined so as to minimize the opportunity for conflict between children traveling to school and motor vehicles moving within and to and from the community.
 6. Public buildings; should be of a size and scale conducive to maintaining the rural atmosphere of Los Altos Hills. The architectural design of non-residential buildings should be more similar to and compatible with residential buildings.

Standards:

133.
 1. PUBLIC SCHOOLS
 - a. Palo Alto Unified School District --Optimum Elementary
School size (K-6): 500-600 students, 10 usable acres
 - b. Los Altos Elementary School District -Optimum Elementary
School size (K-6): 500 students, 10 usable acres

- c. Mountain View -Los Altos Union High School District -- All high school students originating in Los Altos Hills are accommodated outside of the planning area -- this district believes that ultimate development of Los Altos Hills based on the holding capacity projections can be accommodated on this basis.

Description:

- 134. The minimum institutional facilities necessary to serve the residents of the planning area are indicated on the Plan Diagram and are located as to preserve the basic residential character and rural atmosphere of the planning area. The institutions that presently, and/or may in the future, require space within the community include schools, churches, fire stations, and Town government.

Schools

Palo Alto Unified School District

- 135. Based on the holding capacity and standards for ratio of K-6 students per housing unit of the area within the Palo Alto Unified School District, an additional elementary school is proposed, in addition to the district schools presently serving Los Altos Hills residents. (Palo Alto Unified School District has for several years reserved three parcels owned by the district within Los Altos Hills for future school sites. In the fall of 1972, these sites were put up for sale by the School District. The reasoning behind this move is the belief by the School District that residential development in the foothills is no longer expected to be of such magnitude, due to the re-zoning of 6,100 acres of the Palo Alto foothills to 10-acre minimum lots, substantially limiting the number of students who might live in the area.) Based on the holding capacity figures, it is proposed that a portion of the site on Page Mill Road be reserved for potential elementary school development. If Palo Alto Unified is unwilling or unable to keep this parcel for a future elementary school site, the Town should consider purchasing the site. In addition, a community recreational facility is

135. (cont.) needed in this portion of the planning area and this site could serve to fill two important needs. If the site were to be used for a school or a recreational facility, the extension of Lupine Road to Elena Road would be highly desirable and is proposed as part of this plan. (See Circulation Element).

Los Altos Elementary School District

136. For the area covered by the Los Altos Elementary School District, the holding capacity and ration of K-6 students per housing unit indicates that the existing three schools, Bullis, Purissima, and Eastbrook, would be needed, and, in addition, one other site might be required if full holding capacity development occurs. District plans have indicated that one or more sites might be closed. It is proposed that the Town encourage the School District to refrain from making a final decision until further information on family size and population trends can be evaluated. If any of the schools are closed, it is proposed that the properties be retained as neighborhood or community recreation areas. However, this should only be considered after the Town is assured that the community educational needs will still be adequately met.

Mountain View-Los Altos Union High School District

137. The district plans to handle the increased enrollment at full holding capacity at sites outside the planning area. No sites are proposed within the planning area. This appears consistent with Town policy for limited services within the area.

Foothill Junior College District

138. It is proposed that no further expansion of District facilities occur within the Los Altos Hills Planning Area beyond those which can be reasonably accommodated on the existing college site. Daytime enrollment in 1971 was 5,600 and total evening and daytime enrollment approximately 9,100. Projected 1970-80 increase in total enrollment is a maximum of approximately 15,600. It is Town policy to work closely with the District to ensure enrollment is held to a reasonable level,

138. (cont.) particularly with regard to the proposed circulation system to serve the college.

Private Schools

139. Four private schools are shown on the Plan Diagram. The schools include Ford Country Day School, Happy Hours School, Mt. Helen Summer Home, and St. Nicholas School. Residential private schools are proposed.

Town Government

140. With the possible doubling of the Town population to full holding capacity, Town Hall facilities, already constructed, could become inadequate for necessary Town administrative activities. If Town services are to be maintained even at the present minimum, expansion of administrative facilities will have to be accomplished. While the present Town Hall site can accommodate immediate expansion needs, subsequent needs will be difficult to meet, depending on the range of services desired, without crowding this long narrow site. Relevant to this problem is the need to decide where corporation yard type equipment will be stored.

141. The Town should evaluate future Town Hall needs in relationship to the range of services that potentially could be desired, and as appropriate, consider alternative, centrally located sites for Town Hall. Sites such as all or part of the vacant parcel across Fremont Road from the present Town Hall or the Bullis School site, if closing of the school is determined necessary, could be appropriate. Both of these sites are well served by circulation facilities. It is possible existing Town structures could be moved to these sites.

142. Incorporated with any expansion of Town Hall space should be provided for a few additional community serving facilities. Room should be provided for at least one public committee room apart from the Council Chambers and for a Town library. The library would at least facilitate public access to public documents and storage and display of historical documents and artifacts relevant to the Town's history. These added

142. (cont.) facilities would not necessarily mean a change in the level of services provided; however, they would help enhance community identity and citizen involvement.

142.1 Residents of Los Altos Hills accord the highest value to the Town's open space and recreation areas. These areas, many of which are owned by the Town itself, help supply and preserve the unique character and semi-rural atmosphere of Los Altos Hills, provide important balance to the more densely urbanized San Francisco Bay plain, and provide numerous recreational, scenic, open space, and conservation resources and opportunities for the Town and its residents.

As required by Principle 11 of the Open Space Element and Principle 8 of the Recreation Element, the lands owned by the Town of Los Altos Hills commonly known as Byrne Preserve, Central Drive, Juan Prado Mesa Preserve, O'Keefe Property, Rhus Ridge Properties, Murietta Ridge, Little League Fields on Purissima Road, Westwind Community Barn, and Edith Park shall not be conveyed, sold or abandoned in whole or in part for any purpose, except pursuant to a vote of the Town electorate; provided, however, that this paragraph shall not require a vote of the electorate for any conveyance by the City of a leasehold, easement, or other property interest in these lands for a use consistent with the property's General Plan designation.

Fire Protection

143. In addition to the existing fire stations, of the Los Altos County Fire Protection District shown on the proposed Plan Diagram, a proposed new fire station is shown near the intersection of Horseshoe Lane and Arastradero Road. This location has been acquired by the Los Altos Fire Protection District to enhance fire protection to the northwestern portion of the Town.

144

Other proposals to facilitate fire protection are:

- a. Completion of a needed cross-tie between Elena Road and Edgecliff Road, generally in the vicinity of Lupine Road.
- b. Extension of Stonebrook Drive as a through road.
- c. Provision of emergency roads linking existing and future dead-end streets wherever it would reduce response time
(See suggestions in Appendix I).
- d. Continue to improve the water system as part of the subdivision process.
- e. Require the provision of special fire protection devices for residences in areas of high fire potential, including roof sprinklers, special building materials, etc.

Police Protection

145. Provision of a site to specifically accommodate a police force within the Town is not Town Policy. If, however, security problems should evolve to the point where the Town desires its own police department, there would be a need for police quarters. Even if area residents desire to establish a volunteer force to enhance contract service, space would be needed to serve the group.

146. It is proposed that in any plan for improvement of or expansion of Town Hall, consideration be given to space to meet any existing or future police quarters.

Churches

147. Several churches or religious institutions are within the Los Altos Hills Planning Area. Four of these institutions, however, occur within Los Altos Hills: Poor Clare Nuns (Roman Catholic); Congregation Beth Am; the Chapel in the Hills (Episcopal); and Daughters of Charity Congregation Beth Am (Reform) and the Chapel in the Hills have conditional use permits issued by the Town, while Poor Clare Nuns existed prior to incorporation of the Town. Chapel in the Hills is the old Purissima School, an

147. (cont.) historical building. A use permit was issued in 1970 for construction of a retirement convent for a maximum of 70 persons on a parcel of 30 acres lying between Altamont Road and Moody Road. The use, now complete, includes the administrative headquarters for the West Province of the Daughters of Charity.

148. Due to the availability of existing religious institutions, no new facilities are proposed. If it becomes obvious, however, that additional facilities are necessary, it is proposed that specific site location and development be accomplished in line with the objectives and principles of the General Plan.

Commercial/Industrial

Objectives:

149. 1. To encourage neighboring jurisdictions to strictly control those commercial or industrial activities that occur within those portions of their communities that are within the Los Altos Hills Planning Area in a manner that is as compatible as possible with land uses in Los Altos Hills.

Description:

150. Commercial/Industrial activities occur just within the north and northeastern boundary of the planning area. These activities, however, do not occur within Los Altos Hills, nor within the Los Altos Hills Sphere of Influence. The planning area boundary includes commercial activity which occurs within the City of Los Altos and light industrial activities in the Stanford Industrial Park which is within the City of Palo Alto.

151. The residents of the Los Altos Hills area find that the commercial activities and employment sources available from sources outside the Town serve the needs of Hills residents and are reasonably accessible by major thoroughfares. Inconvenience inherent in being required to travel greater distances for everyday shopping needs or to commute to employment centers is felt to be a reasonable part of the

151. (cont.) lifestyle of area residents. In addition, it is believed and supported by past experience in other places that expansion of commercial activities into a low density residential area would be disastrous to the existing residential character and atmosphere of the area.

Public Utilities

152. Objectives:

1. To ensure that public utilities will be provided in a manner that will adequately serve all residents, while minimizing the visual impact of the utilities on the community.
2. To provide for public health and safety, and to prevent biologically harmful or visible degradation of the area's natural environment in the development of public utilities.

153. Principles:

1. All utility installations should be sited, designed, developed and landscaped so as to blend with the natural character of the vicinity.
2. Procedures that exist for the review of utility installations and/or extension should be carefully followed. In particular, each major utility should be subjected to thorough design review to assure aesthetic compatibility.
3. Power transmission lines, power distribution lines, and telephone lines should be placed underground.
4. A systematic program for the undergrounding of all existing overhead lines should be developed and implemented.
5. All new residences resulting from new subdivisions should be served by sanitary sewer trunk lines or other disposal systems meeting adequate health standards. Wherever the possibility of biological harm from septic tank use exists, requirements for conversion to sanitary sewers should be established. Standards should reflect Bay Area Water Quality Control Board and Santa Clara County Health Department requirements.

Description:

154. To preserve the natural environment and rural atmosphere desired by the residents of Los Altos Hills, it is important that the installation and/or extension of utilities be conditioned by concerns for preventing damage to the natural beauty of the area. Standards for the extension of utilities, sewers in particular, should be based on health and safety considerations.
155. There are no problems in serving the entire area within Los Altos Hills with an adequate water supply. Purissima Hills County Water District provides service to the majority of the area with California Water Service handling the eastern and southeastern portions. In addition, trash collection, telephone service and gas and electric service are adequately provided throughout the community.